

Alex Buckland
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36 Graham Street
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Application Ref: **2015/1504/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

19 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Building T5
King's Cross Central
York Way
London
N1C**

Proposal:

Details of external materials and finishes, external lighting and locations of bat/bird boxes in relation to conditions 2(a), 3 & 4 of reserved matters approval 2013/2481/P dated 05/07/2013 (as amended by reserved matters approval 2014/7546/P dated 10/02/2015) relating to Development Zone T5 for construction of a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor. Matters addressed by this submission entail associated details in compliance with condition nos. 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).

Drawing Nos: SK_P1; SK_P2; SK_P3; SK_P4; SX_P5; SK_P6; SK_P7; SK_P8; SK_892; Light Fitting 01; Light Fitting 02; Light Fitting 03; Light Fitting 04; Light Fitting 05; 426_21_414-C2; 426_21_415-C1; 426_21_416-C1; 426_21_403-C3.



Informative(s):

1 Reason for granting approval of details

The façade materials including the brickwork are considered to be high-quality and appropriate in terms of texture, colour and detailing. The lighting details satisfactorily demonstrate that the external lighting luminance and design of fixtures will protect visual and residential amenity and will secure a safe and secure environment. The bird and bat boxes are appropriate in terms of location and number. As such, all details are considered acceptable and will ensure a high quality finish to the building and will improve the biodiversity value of the site.

This application is for of conditions 2(a), 3 and 4 only.

As such, the details are in general accordance with policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.19 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment